

Intermodal Review Committee

April 11, 2006 Minutes

Meeting called to order at 7:04.

Members present: David Drovetta, Chairman, Mark Raney, Francis Cross, Sam Boyajian, Scott Coup, Lee Metcalfe, Ron Ragan, Gabe Brown, John Kirgan, Dan Wehmeier, and Shirley Bruce Brown-VanArsdale

Eric Shultz and Brian Rapplean were present by phone.

Staff Present: Stewart Fairburn, Fred Sherman, Melissa Mundt, Laura Gourley, Erik Pollom

Also Present: Mayor Carol Lehman, Bernice Duletski, Assistant County Manager, Johnson County; Skip Kalb, BNSF; Pete Heaven, Lathrop & Gage; Peter Solie, Gardner Area Chamber of Commerce; Greg Kindle, EDC; and Scott Goehri, HDR

Public present: Joyce Dailey, Kenneth Dailey, Earl Allen Jr., Donald Dailey, Linda Dailey, Bob Marcusse, Earl Allen, Vern Schere, Damon Frizzell, and Judith Rogers

Welcome from the Mayor

Mayor thanked the members of the committee for volunteering their time. She reviewed the scope of the project, which is:

Committee Scope

Identify the issues that the Gardner City Council will have to consider when reviewing a future proposal for a Logistics Park located west of Waverly and south of 56 Highway.

Examine those issues, list the pros and cons, provide ideas to maximize the benefits and minimize the problems.

Hold a public forum to receive comments and questions from the public, and use that input for the committee's research.

Present a paper to the City Council, no later than July 10, addressing the issues studied.

Welcome and Introduction of Facilitator

Chair Dave Drovetta, President, Gardner City Council

David Drovetta, President of the City Council, introduced himself as the Committee Chair and reinforced the scope stating that this committee is not a decision making body. Art Davis, Committee Facilitator, was introduced.

Intermodal Committee Minutes 4/11/06

Page 2

Introductions of Task Force Members

Art Davis, Task Force Facilitator

Mr. Davis led the introduction of members.

Review of Task Force Scope, Protocols and Timeline

Art Davis

Mr. Davis reviewed the scope and presented the following protocols.

Committee Protocols

1. Be respectful of other opinions and do not interrupt each other (*Creates a safe environment for everyone to participate*)
2. Stick to the agenda (*time limits for each agenda item*)
3. All committee members participate (*No one person to dominate discussion*)
4. Avoid side conversations and bring all issues to the table for greater transparency and trust (*Do not attempt to resolve issues behind the scenes*)
5. Attempt to make decisions by CONSENSUS (*Vote only when necessary to move committee forward*)
6. No personal attacks
7. Agree to disagree
8. Think of the big picture
9. Be honest
10. Be on time
11. Be thorough
12. Be committed to the issue and the process

Indicated to group that information that is necessary to share with group should be passed onto Melissa Mundt, Assistant City Administrator at mmundt@gardnerkansas.gov.

Presentation: BNSF Railroad

- *“River of Trade” –F.E. “Skip” Kalb, Jr. –Director, Strategic Development, BSNF*
- *Review Proposed Site, Traffic Study, Trains, Economic Development –R. Scott Goehri, P.E., Vice President, HDR*

Skip Kalb, BNSF, and Scott Goehri, HDR, presented information on the proposed logistics park and intermodal facility.

Intermodal use is expanding due to the trade with China and globalized economy, slowing of manufacturing in the U.S., aging drivers of the truck industry and the rising costs of diesel prices forcing shift back from trucking to rail. The ports of Los Angeles and Long Beach are the big drivers in this process, and those containers then travel on the BNSF main lines from southern California to Chicago through Kansas City. BNSF is

Intermodal Committee Minutes 4/11/06

Page 3

creating more capacity through capital investment and through better management of the facilities. Companies are controlling their costs by locating their distribution close to rail and interstate highways. Gardner sits on this “River of Trade”, which is a double tracked main line.

A logistics park is a combination of an intermodal facility, where containers are moved between rail and trucks, rail-served distribution warehouses, and non-rail served distribution facilities. The intermodal facility is not a typical rail yard, there is no slack and banging of cars, but articulated units in a clean environment and quiet cranes. This is not a switching yard. Trucks leaving the facility will travel up to 300 miles away for unloading goods.

The location being reviewed for the park is south of 56 Highway, west of Waverly Road, north of 191st Street and east of Four Corners Road. One of the ideas is to straighten the east bound main line by abandoning the existing track that goes through Big Bull Park and rebuilding it alongside the westbound line that follows 56 Highway. This will increase the speed of the trains that are passing through the town eastbound. The first phase would be to move the intermodal operations from the Argentine yard in Kansas City to this operation. Improvements would have to be considered for Waverly, Center, and 191st, and 183rd Street through the site would have to be closed. As the growth progresses over the next 20 years, other improvements would have to be needed. No truck traffic from the facility is being proposed for 56 Hwy.

An economic study has begun that uses as its assumptions that the entire site would be within Gardner and that there would be a 20 year build out. The benefits would include property tax, employment, wages, and sales. Sales include the economic benefits of construction, engineering and retail development that will support the employees.

The intermodal facility would take about eighteen months to build, and the distribution facilities would be built out over time. Phasing it out provides benefits of adequate planning, and responding to the economic needs. BNSF will be selecting a developer to oversee the development of the site, and will expand stakeholder engagement including this committee and other governmental agencies, such as KDOT, County, Gardner and others.

In response to questions from the committee, and comments from members:

What is the size of the project?

The intermodal facility site will be about 350 acres. The logistics park, including the intermodal is about 1,000 acres.

Intermodal Committee Minutes 4/11/06

Page 4

This facility will be located near a community, are others?

Housing is developing around the Alliance, TX facility. The Joilet, IL facility is bordered by forest preserves and the military.

Who controls the economic development around it?

If within Gardner, the City would.

Impact on residents?

Alliance Logistics Park in Texas has residential areas being built all around it. It was commented that it is different when the houses are being built after the facility was started compared to the houses that were there before.

What is the initial employment after opening?

The intermodal facility - 143 jobs to start, 301 at build out. The distribution facilities are where the major employment is going to happen.

Will the traffic study include north/south traffic to I-70?

The study is not that regional in scope.

Is the proposed facility similar in size to the Alliance and Chicago facilities?

Alliance is much larger. Chicago may be a little smaller due to being in the area adjacent to US Forest Service land.

Have you thought about expanding the Argentine site instead?

That has been looked at, and there is more room for the intermodal, but no room for private development.

Has this proposed facility been presented to other Kansas cities?

It was presented to Olathe and was not supported due to the location.

Review Preliminary List of Major Issues and Themes

Art Davis

Art Davis led the committee in a review of the major themes.

- Train and Railroad Operations – issues raised were security, Homeland Security, Port of Entry
- Roadways/Transportation – issues raised were at-grade crossings, cemetery access and emergency services access.
- Traffic Control – no additional comments

Intermodal Committee Minutes 4/11/06

Page 5

- Economic Development – need to include the costs of the impact to city services. Mr. Davis asked Skip Kalb, BNSF, for access to the economic development study. Mr. Kalb said it would become available. Other needs raised were to look at the impact on future residential growth, school impact, and revenues generated. Also needs to look at the impact long term, up to 40 years out.
- Utilities – need to include stormwater issues and utility districts.
- Development Standards/Land use – needs to include adjacent land use impact, and environmental impact.
- Other themes raised were the quality of life, an environmental impact study, Fire District detachment, security and public safety.

Determine Next Steps and Meeting Schedule

Art Davis

The plan is to have six meetings and one public forum prior to submitting the committee's report and analysis of the proposed project to the City Council by their July 10th worksession. Packets need to be sent out to committee members three-four days in advance of the meetings.

There were conflicts for Thursdays. Eric Shultz would be out April 27, and Brian Rapplean would be back from military duty on May 12th (though he would be home weekends to get information.)

Initial schedule was set at:

April 25

May 9, 23

June 6 public forum

June 13, 27 for final report

July 10 Council work session

Questions or Comments by Task Force Members

Art Davis

Art Davis will work with the Committee Chair on outlining the topics for each night. All or some of the powerpoint presentation from BNSF will be put on the web site. Mr. Davis opened it up to the committee for final comments. A comment was made that the process seems logical.

Adjourn

Meeting adjourned at 8:49.